

DRAFT MINUTES



MANSFIELD PLANNING AND ZONING COMMISSION REGULATORY REVIEW COMMITTEE

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ TOWN COUNCIL CHAMBERS

FRIDAY, NOVEMBER 4TH REGULAR MEETING

Members present: K. Rawn, V. Ward, R. Hall (departed at 10:20 am)

Staff: L. Painter, Director of Planning and Development; J. Mullen, Assistant Planner; J. Kaufman, Environmental Planner

CALL TO ORDER

The meeting started at approximately 8:35 a.m.

APPROVAL OF MINUTES

Ward MOVED, Rawn seconded approval of the 10-13-16 and 10-28-16 minutes as presented; motion was approved unanimously. The 10-22-16 Field Trip notes were noted.

REVISIONS TO ZONING AND SUBDIVISION REGULATIONS

Based on the feedback received at the 11-2-16 PZC meeting, Painter distributed an excerpt from Chapter 8 of the POCD that explains the various approaches to zoning regulation. In explaining the various approaches, Painter used examples from the Mansfield regulations, which are primarily based on conventional or Euclidean zoning principles, but incorporate examples of form-based, performance and place-based zoning. Members discussed the need for more education of both the Commission and the public as to why a full rewrite of the regulations is being contemplated. Staff will prepare a presentation for the Commission describing the various approaches to zoning as well as providing examples of challenges with the current regulations. Given the change in direction from current zoning, members identified the need to be deliberate and take the time needed to fully develop new regulations and educate the public during the process.

Given the moratorium on multi-family housing, members expressed an interest in finding a way to quickly address standards related to multi-family housing within the current regulation framework while acknowledging that the regulations would likely be further refined through the overall rewrite process. Staff noted that based on feedback received from other Commission members during the 10/22/16 tour, the general direction appears to be a desire to focus the densest multi-family development in the Mixed-Use Center areas, with the highest density directed to the King Hill Road/North Eagleville and Storrs Center areas. Compact residential areas adjacent to neighborhoods are more sensitive due to potential impacts and should have a lower density with a focus on more owner-occupied neighborhood housing such as small lot single-family houses, with the potential for two and three-family houses with an owner-occupancy requirement. Members also discussed the need for more affordable and senior housing/assisted living options.

Rawn asked Painter to report on the status of the UConn Wastewater Treatment Plant and the potential impacts on land use and regulatory decisions being contemplated by the Commission. Painter noted that the Town recently learned from UConn that the plant, which was upgraded in 1995 to have a capacity of 3 MGD, has a operational capacity of 2 MGD due to water conservation efforts and the resulting changes in wastewater composition causing increased quantities of sludge. Due to the reduced capacity, UConn has reduced the amount of capacity that they are willing to allocate to off-campus uses from 540,000 GPD to 360,000 GPD, with preliminary discussions moving this amount to 400,000 gpd. It should be noted UConn is commencing design efforts to increase operational capacity to 2.5MGD. This would include the approximately 177,000 GPD currently being used by various off-campus customers. Given the reduction in available capacity, members identified the need for zoning regulations to reflect these capacity limitations by directing development to

desired areas. The concept of sewer service areas was discussed. Rawn indicated that the PZC should take a lead role as the land use agency in determining appropriate sewer service area boundaries and priorities for determining access to sewer service, such as the investment in the Four Corners sewer system, senior housing/allowing residents to age in community; and developments with a higher percentage of affordable units.

Based on member discussion, the following approach was identified for staff to further develop:

- Amending the PB-1, PB-2, PB-3 and PB-4 zones to:
 - Allow multi-family housing with special permit approval;
 - Adjust dimensional requirements to reflect the different character of different zones;
 - Require minimum percentage of multi-family use; and
 - Incorporate more detailed design standards.
- Creating a new zone that allows for smaller lots as well as 2 and 3-family units subject to owner-occupancy requirements.
- Enabling a Special Design District for multi-family housing that meets certain criteria such as age-restricted or a minimum percentage of affordable units.

FUTURE MEETING SCHEDULE

Staff will work on scheduling an evening RRC meeting for a presentation to the larger Commission on zoning. The next meeting of the Regulatory Review Committee is scheduled for Thursday, November 10th at 8:30 a.m.

ADJOURNMENT

The meeting adjourned at 10:35 a.m.

Respectfully submitted,

Linda M. Painter, AICP
Director of Planning and Development